HRA OF ST. PAUL NSP REHABILITATION 662 COTTAGE AVENUE



PROJECT TEAM

OWNER

HOUSING & REDEVELOPMENT AUTHORITY OF THE CITY OF ST. PAUL 25 WEST FOURTH STREET SUITE 1100 CITY HALL ANNEX ST.PAUL, MN 55102 TCHU YAJH TEL: (651) 266-6592 FAX: (651) 228-3314

SCOPE WRITER

CERMAK RHOADES ARCHITECTS 275 E. 4TH ST., SUITE 800 ST. PAUL, MN 55101 TERRI CERMAK TEL: (651) 556-8631 FAX: (651) 225-8720

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A7 - PORCH SECTIONS & DETAILS

A8 - PORCH SECTIONS & DETAILS

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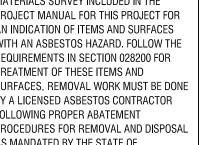
662 COTTAGE AVENUE ST. PAUL NSP HOMES ST. PAUL, NN TITLE SHEET

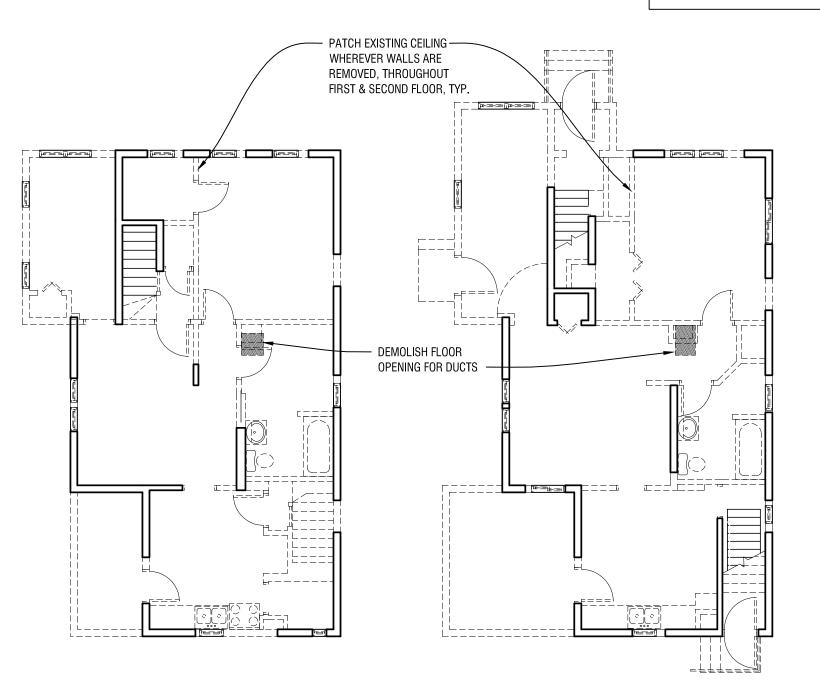
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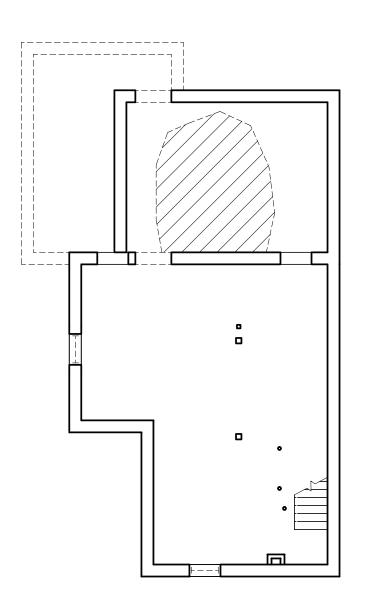
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GENERAL NOTES

- 1. NOTES ON DRAWINGS REPRESENT ONLY A SMALL PORTION OF THE SCOPE OF WORK. SEE PARAGRAPH 1.01 SUMMARY IN EACH SECTION OF THE PROJECT MANUAL FOR A COMPLETE DESCRIPTION OF THE WORK. NUMBERED KEYNOTES ON DRAWINGS REFER TO THE SPECIFICATION SECTION NUMBER(000000), PARAGRAPH(1.01) AND WORK ITEM(A).
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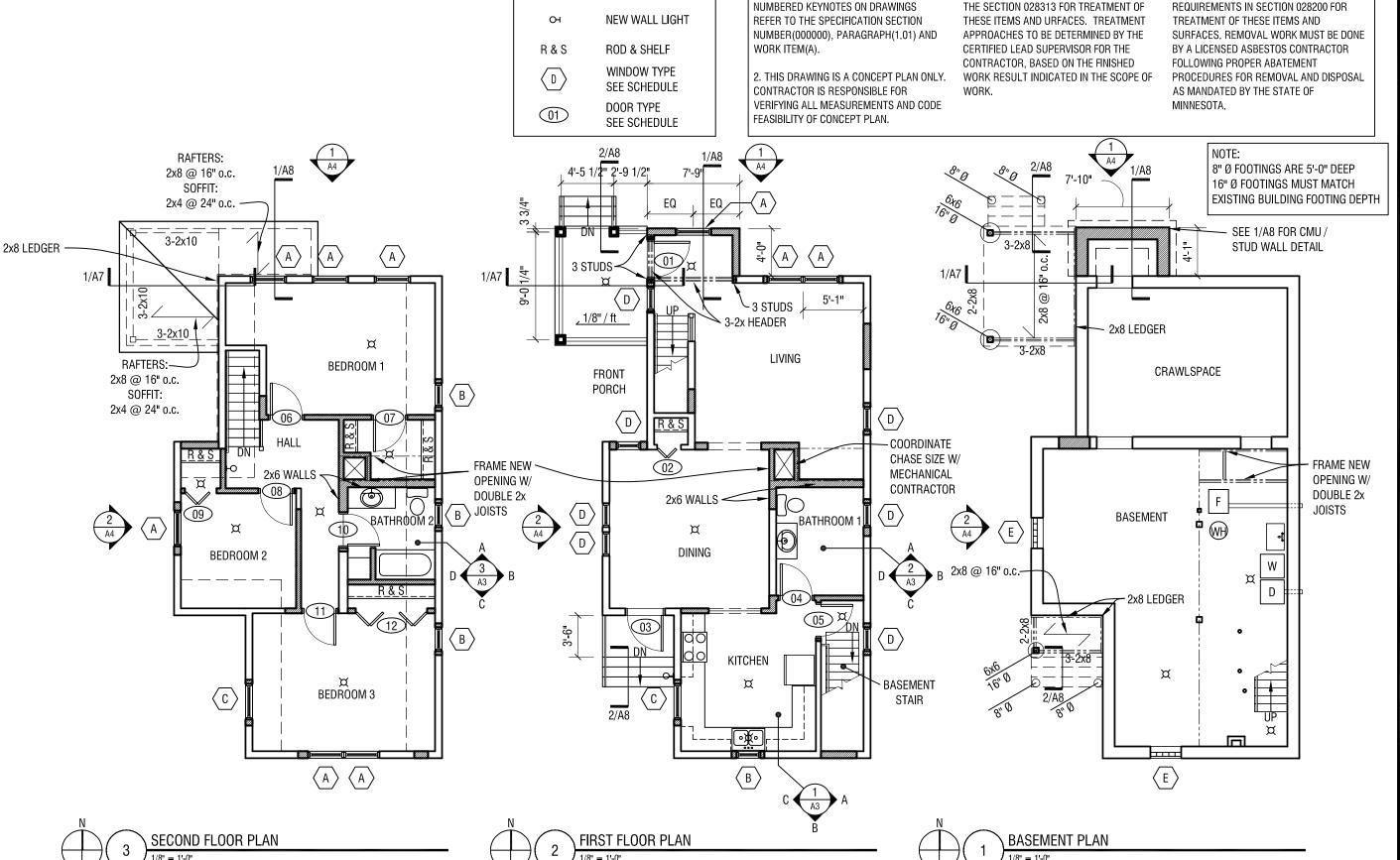


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COTTAGE AVENUE **DEMOLITION PLANS** 662 HRA OF ST. P ST. PAUL, MN

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HAZARD. FOLLOW THE REQUIREMENTS IN

IN THE PROJECT MANUAL FOR THIS

SURFACES WITH LEAD-BASED PAINT

4. REFER TO THE ASBESTOS/HAZARDOUS

PROJECT MANUAL FOR THIS PROJECT FOR

AN INDICATION OF ITEMS AND SURFACES

WITH AN ASBESTOS HAZARD. FOLLOW THE

MATERIALS SURVEY INCLUDED IN THE

KEY

 α

EXISTING WALL

NEW CEILING LIGHT

NEW WALL

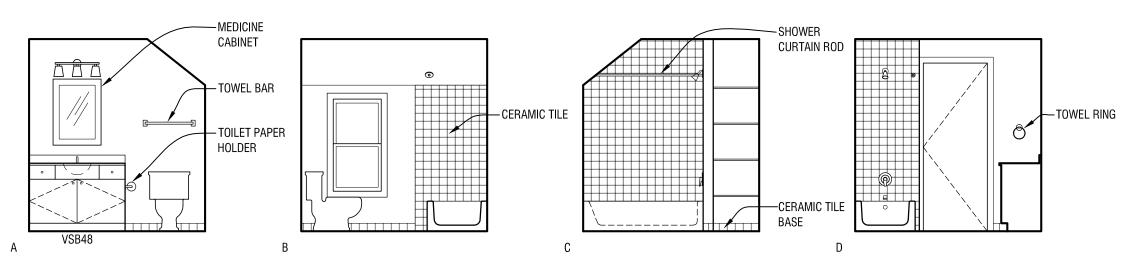
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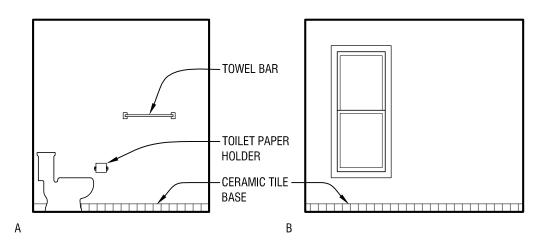
662 COTTAGE AVENUE ST. PAUL NSP HOMES ST. PAUL, MN FLOOR PLANS

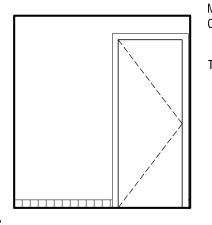
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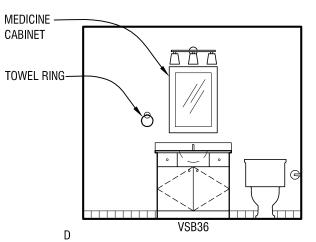
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BATHROOM 2 ELEVATIONS

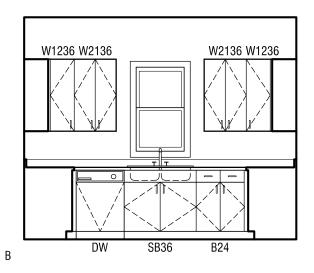


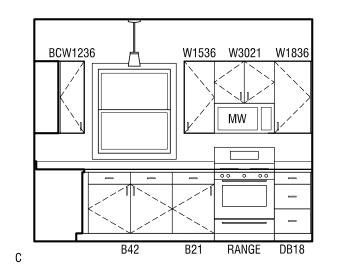




BATHROOM 1 ELEVATIONS

W3318 W4236 BCW1236 3-0 1-6 3-0 Α





KITCHEN ELEVATIONS

275 East Fourth Street, p 651.225.8623 ¢ 651.225.8720

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662 COTTAGE AVENUE ST. PAUL NSP HOMES ST. PAUL, MN INTERIOR ELEVATIONS

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NORTH ELEVATION

RHOADES ARCHITECTS

275 E.

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662 COTTAGE AVENUE ST. PAUL NSP HOMES ST. PAUL, NN EXTERIOR ELEVATIONS

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DOOR SCHEDULE											
			DOOR			HARDWARE					
	D00R #	LOCATION	WIDTH	HEIGHT	TYPE	FRAME TYPE	FUNCTION	NOTES			
FIRST FLOOR	01	LIVING / EXTERIOR	3'-0"	7'-0"	METAL INSUL	PREHUNG					
	02	DINING CLOSET	2'-0"	7'-0"							
	03	DINING / EXTERIOR	3'-0"	7'-0"	METAL INSUL	PREHUNG					
	04	BATHROOM 1	2'-8"	7'-0"	WOOD PANEL	PREHUNG					
	05	BASEMENT STAIR	2'-8"	7'-0"	WOOD PANEL	PREHUNG					
SECOND FLOOR	06	BEDROOM 1	2'-8"	7'-0"	WOOD PANEL	PREHUNG					
	07	BEDROOM 1 CLOSET	2'-8"	7'-0"	WOOD PANEL	PREHUNG		COORDINATE UNDERCUT WITH MECHANICAL			
	08	BEDROOM 2	2'-8"	7'-0"	WOOD PANEL	PREHUNG		COORDINATE UNDERCUT WITH MECHANICAL			
	09	BEDROOM 2 CLOSET	2'-8"	7'-0"							
	10	BATHROOM 2	2'-8"	7'-0"	WOOD PANEL	PREHUNG					
	11	BEDROOM 3	2'-8"	7'-0"	WOOD PANEL	PREHUNG		COORDINATE UNDERCUT WITH MECHANICAL			
	12	BEDROOM 3 CLOSET	6'-0"	7'-0"							

WINDOW SCHEDULE							
TYPE	ROUGH OPENING	TYPE	LOCATION	REMARKS			
A	3'-0"(W) x 5'-0"(H)	DOUBLE HUNG	LIVING, BEDROOM 1, BEDROOM 2, BEDROOM 3				
B	2'-0"(W) x 3'-6"(H)	DOUBLE HUNG	BEDROOM 1, BEDROOM 3, BATHROOM 2, KITCHEN				
(C)	3'-0"(W) x 3'-6"(H)	DOUBLE HUNG	KITCHEN, BEDROOM 3				
D	2'-0"(W) x 5'-0"(H)	DOUBLE HUNG	LIVING, DINING, BATHROOM 1, BASEMENT STAIR				
E	2'-7"(W) x 1'-4"(H)	GLASS BLOCK	BASEMENT				

NOTE: FIELD VERIFY ALL SIZES AND DIMENSIONS

CERMAK RHOADES ARCHITECTS
Z75 East Fourth Street, State 800, Sr. Poul. NN S510 1
p 651,225,8023 (651,225,8720 www.cermakrhoades.com

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ed

DATE

REG. NO.

DOOR & WINDOW SCHEDULES

662 COTTAGE AVENUE

HRA DE ST. PAUL NSP HOMES
ST. PAUL, MN

REVISIONS 12/5/12 FOR REBIDDING

 DATE ISSUED
 12/5/12

 JOB NO.
 1205

 FILE NAME
 1205-CD-662 Cottage.dwg

A5

KEY

VERTICAL \boxtimes SUPPLY AIR DUCT

> VERTICAL RETURN AIR DUCT

SUPPLY AIR REGISTER

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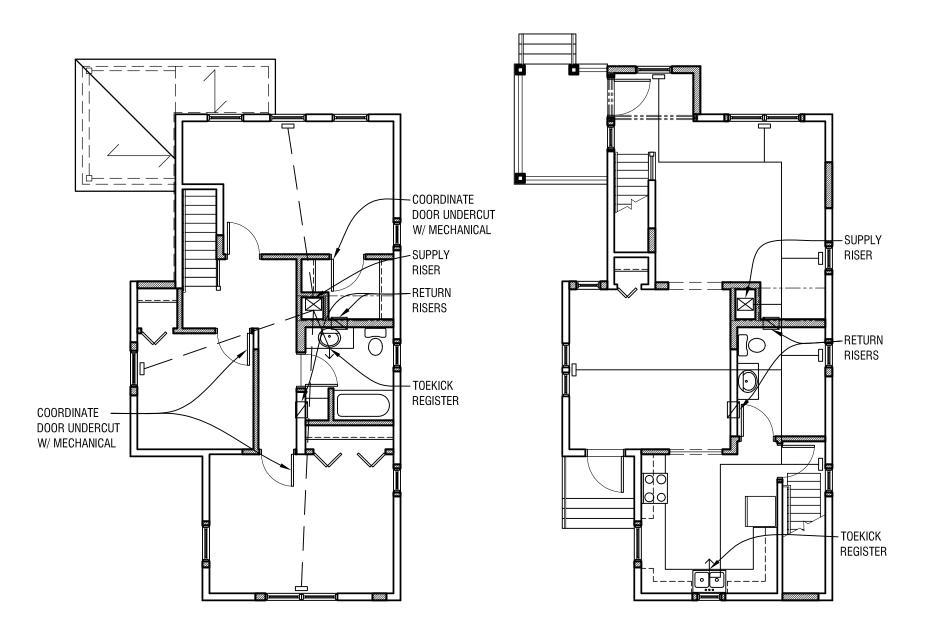


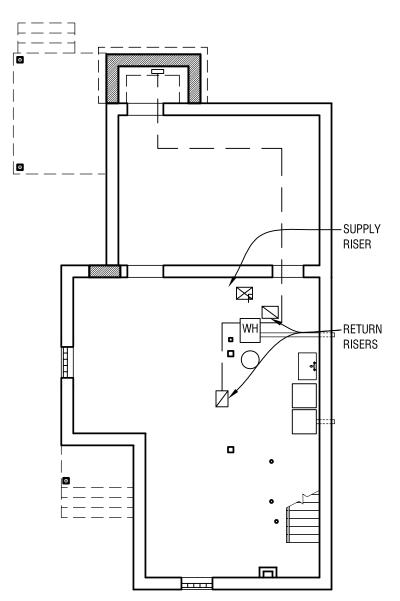
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662 COTTAGE AVENUE ST. PAUL NSP HOMES **HVAC PLANS**

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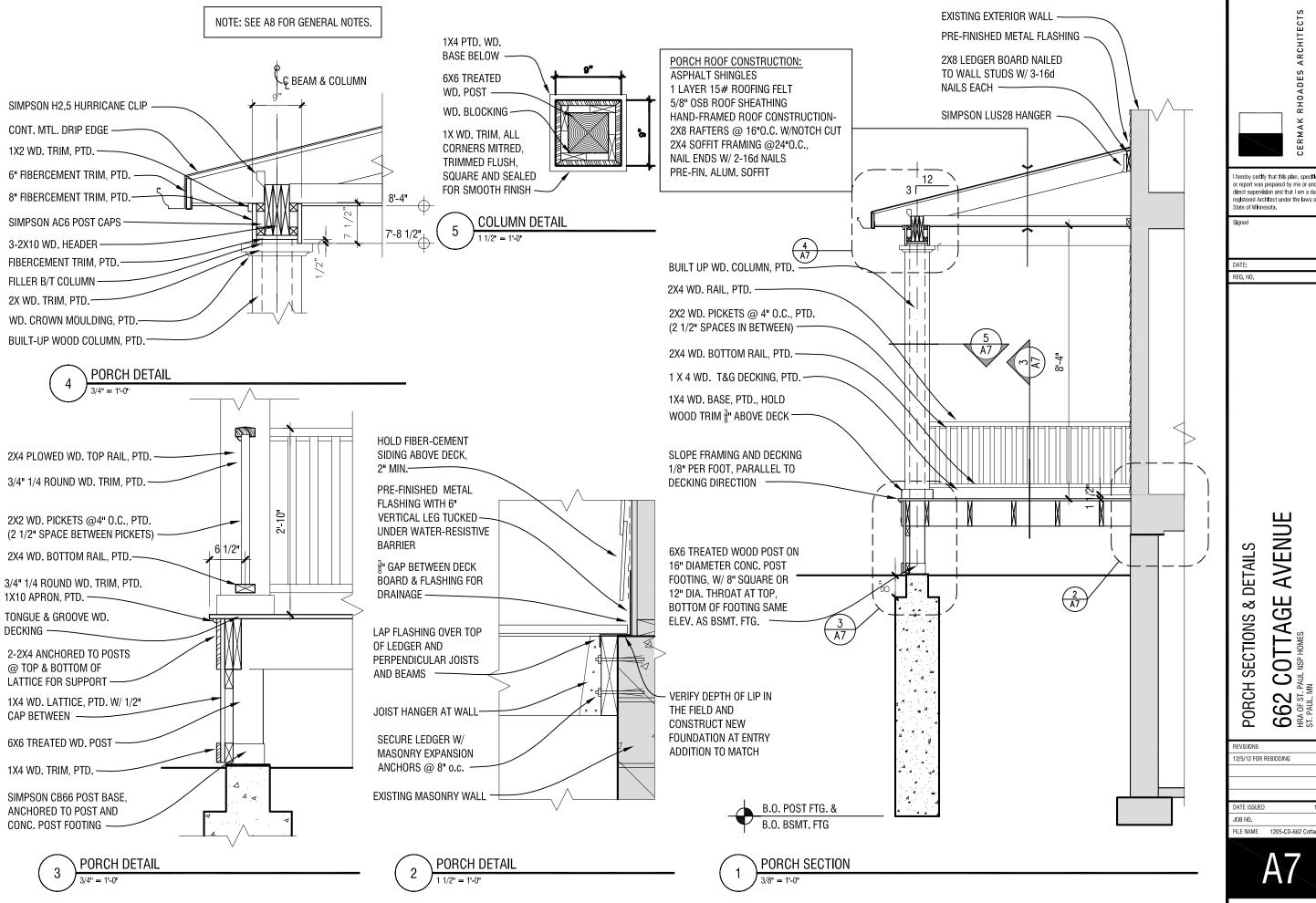












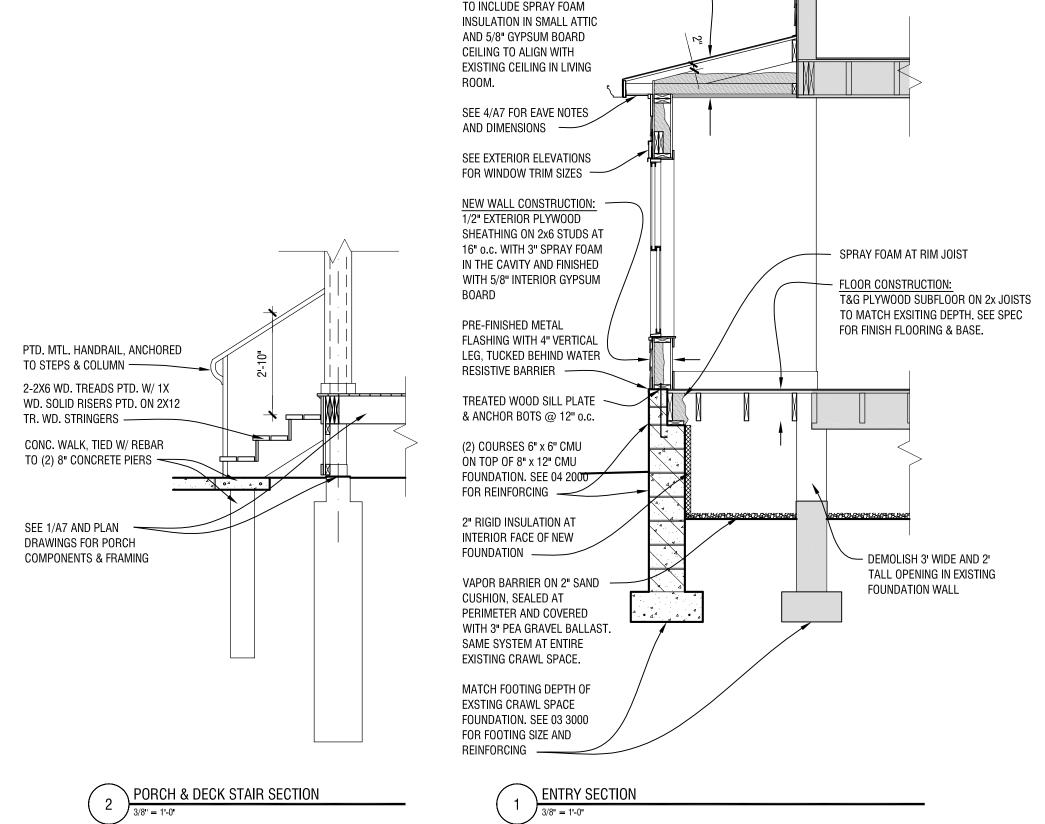
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- 5) ALL FIBER CEMENT & WOOD TRIM TO BE PAINTED, TYPICAL.



SEE 1/A7 FOR ROOF

CONSTRUCTION. ENTRY AREA

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OTTAGE AVENUE PORCH SECTIONS & DETAILS O ₹

REVISIONS 2/5/12 FOR REBIDDING

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62 4 OF ST. P PAUL, M

EXISTING CONDITIONS

SCALE: 1"=20'0"



NOTES:

- CALL GOPHER STATE ONE PRIOR TO DIGGING
- CRWD WITH ANY QUESTIONS
- REMOVE SMALL TREES STUMPS ALONG PROPERTY LINES
- -ENSURE GRADE PITCHES AWAY FROM FOUNDATION. ADD SOIL AND COMPACT AS NEEDED.
- -STACK OR PALLETIZE SMALL GRAY BLOCKS FOR RE-USE ALONG THE FRONT FOUNDATION.

4 SAVESMALL REMOVE ALL BLOCKS FOR D SIDEWALK RE-USE DI REMOVE SM TREES & SHRUBS REHAB 4 HOUSE 9 REHOVE SMALL TREES + WEEKS SAVE SMALL BLOCKS FOR Δ RE-USE REMOVE 0 CHAINLINK 0 FENCE REHOVE CONCRETE STEPPERS + REMOVE CHAINLINK FENCE REMOVE CONCRETE . A REMOVE ASPHALT REMOVE SM. TREES ALONG REMOVE GARAGE PROP. LINE 40 T

NSP PROGRAM CRWD ; ST PAUL

ST. PAUL, MN SSIOG

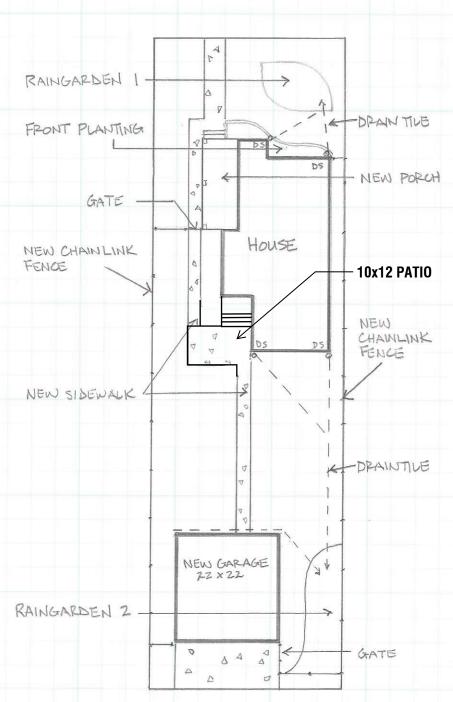
BY: LANDSCAPE DIRECTION
9/18/12

SCALE: 1" = 20'0"



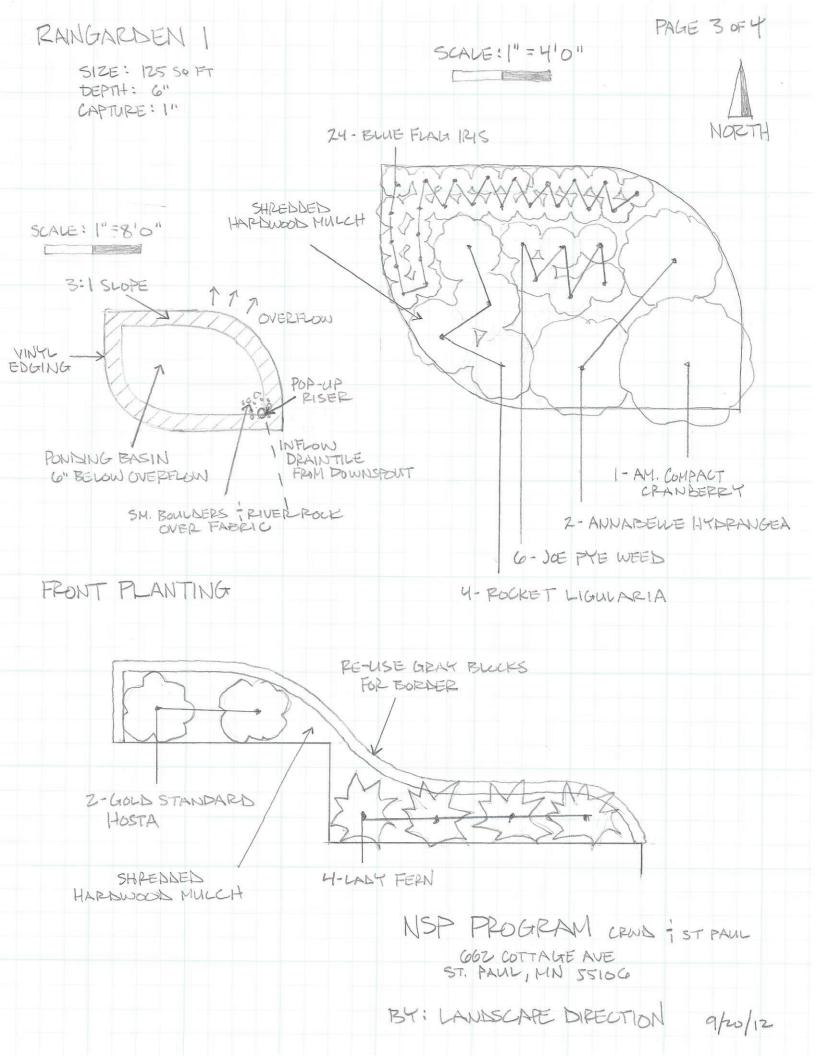
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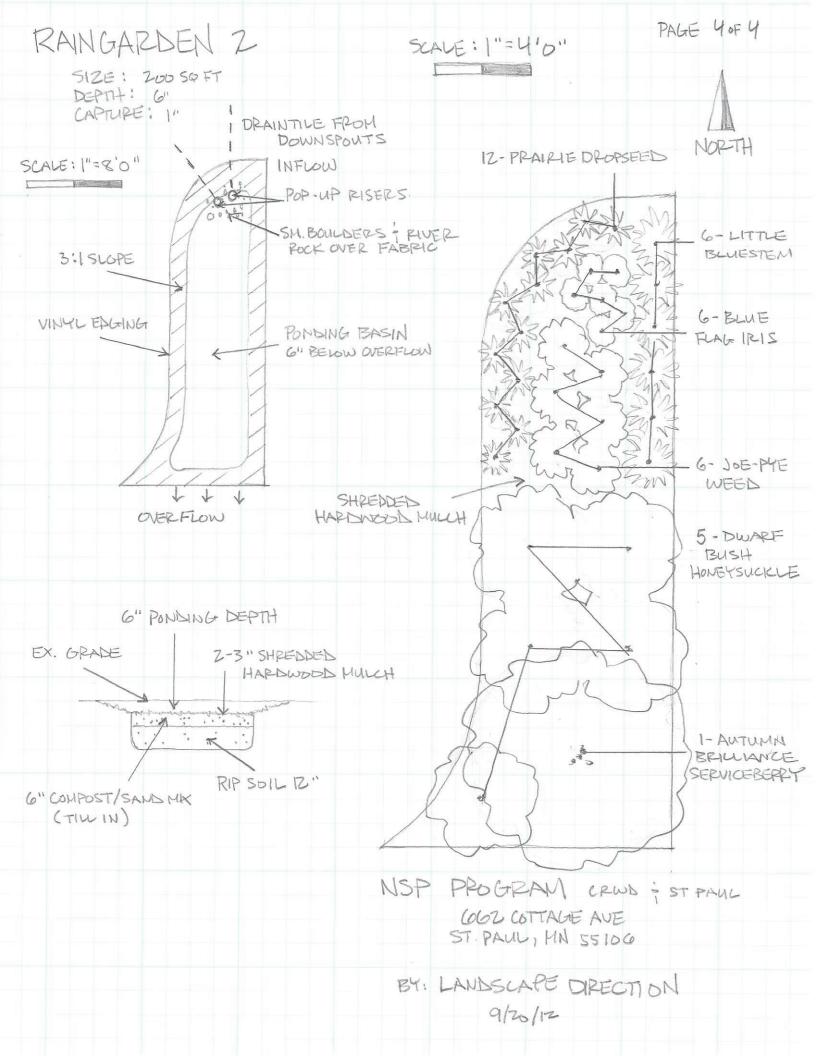
- -EXCAVATE RAINGARDENS USIN TRACKED EQUIPMENT, RIP UNDERLYING SOIL 12".
- -SPREAD AMENDED SOIL (75% WASHED SAND, ZEW, MNDOT GRADE II COMPOST) 6" DEEP AND TILL IN.
- INSTALL VINTL EDGING ? STAKE EVERY 4 FT.
- INSTAUL 4" PVC SLEEVE UNDER NEW SIDEWALK BY GARAGE PRIOR TO POURING.
- PLACE CATCTH BASINS UNDER DOWNSPOUTS.
 CONNECT NON-PERFORATED DRAINTILE
 FROM DOWNSPOUTS TO ADP-UP RISERS,
 PITCHING DOWN THE ENTIRE WAY.
- PLACE SHALL BOULDERS & RIVER ROCK OVER FABRIC AROUND POP-UP RISERS.
- MULCH Z-3" WITH TWICE-SHRENED HARDWOOD.
- INSTALL PLANTS AS SHOWN. SCORE
 POOTS TO PROMOTE GROWTH & PREVENT
 GIRDLING.
- TO REPAIR PAMAGED LAWN.
- IMMEDIATELY SOAK PLANTS & SOB. ENSURE THEY GET I" OF WATER PER WEEK THE FIRST FULL GROWING SEASON.



NSP PROGRAM CRWD; ST PAUL 662 COTTAGE AVE ST PAUL, MN 55106

> BY: LANDSCAPE DIRECTION 9/18/12





Sheet1

662 Cottage Ave

QTY	COMMON NAME	<u>SIZE</u>					
RAINGARD	EN 1						
1	Am Compact Cranberry	2 Gallon					
2	Annabelle Hydrangea	2 Gallon					
4	Rocket Ligularia	1 Gallon					
6	Joe Pye Weed	4 Inch Pot					
24	Blue Flag Iris	4 Inch Pot					
RAINGARDEN 2							
1	Autumn Brilliance Serviceberry	5 Gallon					
5	Dwarf Bush Honeysuckle	2 Gallon					
6	Little Bluestem	4 Inch Pot					
6	Blue Flag Iris	4 Inch Pot					
6	Joe Pye Weed	4 Inch Pot					
12	Prairie Dropseed	4 Inch Pot					
FRONT PLA	ANTING						
2	Gold Standard Hosta	1 Gallon					
4	Lady Fern	1 Gallon					